

The following are notes, not official minutes. For an official transcript, go to the Delanco Municipal Building at 770 Coopertown Rd.

Township Committee April 16, 2007

Devinney\_\_\_Fitzpatrick\_\_\_Hinkle\_\_\_Templeton\_\_\_Ouellette\_\_\_\_\_

**Also Present:** Steven Corcoran, Twp. Administrator; Janice Lohr, Municipal Clerk; Edmund Parsons, Chief of Police

Representative from NJ American Water Company – touch base as new rep to Delanco

- 1. Seeking approval for trade on US Stock Market – in process
- 2. Two programs:
  - Low income 2900 or less per month for family of 4 eligible
  - H2O Help to others – for one time payment up to \$500 in cases of loss of job, etc
- 3. Trying to be more active in towns they serve

Fitzpatrick: Mildred at NJ American Water supplied water for Memorial Day and 5kRun. Has passed on the number to a community member running a fundraiser for a resident with cancer.

Hinkle: Notice for protection program. Lot of people hadn't received.

Rep: Wasn't sure if everyone had received. It is a bill insert and information is online.

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**CONSENT AGENDA ITEMS: all removed or amended except approval of department reports**

**RESOLUTION 2007-71 AUTHORIZING EXECUTION OF SETTLEMENT DOCUMENTS IN MALIK V.STATE LITIGATION – for May 17<sup>th</sup> meeting**

**PAYMENT OF BILLS –removed by Ouelette**

ACCOUNT AMOUNT  
 GENERAL \$228,759.08  
 PAYROLL 56,800.94  
 CAPITAL 2,610.00  
 TRUST 10,860.62  
 BRICK FUND 251.50  
 RECREATION TRUST 13,234.43

**APPROVAL OFMINUTES – 4/2/07**

Fitzpatrick requested that Resolution 2007-67 and 2007-68 were tabled and therefore shouldn't be in full in the minutes. They were edited and approved as edited.

**APPROVAL OF DEPARTMENT REPORTS**

**passed unanimously**

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RESOLUTION 2007-70 AUTHORIZING THE AWARD OF A NON-COMPETITIVE AND OPEN CONTRACT FOR COMPUTER/NETWORKING SUPPORT SERVICES  
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Templeton: Computer services... is this the best? Does it cover things that are out of warranty?

Corcoran: All inclusive – same firm we’ve had for the past year and a half. Our departments would say this firm has been the most responsive. Made good recommendations for hardware and helped with problems with servers and hard drives. Checked fee schedule – comparable or a little less than what other towns are paying. Doing this now because we’ve already had significant problems and it’s April.

Templeton: I remember it coming up before. Service but not hardware?

Corcoran: Yes, software, updates, and training. Anything to maintain software

Fitzpatrick: Includes police department?

Corcoran: Yes

Fitzpatrick: From what my firm spends - \$15,000, this is a reasonable contract.

Corcoran: Several requirements, firewalls, specific software to download from state. From administrative viewpoint, they have responded at night and on weekends.

Passed unanimously

Payment of bills:

Ouelette: \$128,912 for accumulated sick pay for 2006. That’s a lot of money. I need more of an explanation.

Fitzpatrick: I do too.

Corcoran: will have Bob Hudnell prepare an explanation or be available

Motion to approve payment of bills except for \$128,912

Passed unanimously

#### **APPLICATION FOR MASS PUBLIC ASSEMBLY**

Pastor Eddie Sultan-El Application # 2007-1

Lohr: Code requires event of over 500 persons to apply for a license. From April 25-29 Abudant Life Fellowship will be having a carnival. Amusements of America submitted an insurance certificate.

Parsons: They went to Edgewater Park and they will do security. Church is in Edgewater Park, but grounds are in Delanco. We’re still going to have more discussion.

Lohr: Expecting 1000 people. They have met the conditions.

Devinney: What about the \$100?

Lohr: They are asking that you consider the pastor’s request to waive the \$100/day fee. That would be a separate motion.

Fitzpatrick: They have a \$10 million policy.

Lohr: I spoke with the clerk in Cinnaminson and she said that they provide the amusements for their carnival.

Templeton: Application should be 45 days in advance as per paperwork.

Lohr: Pastor called to let us know. Informed him of the application process. He didn’t meet the 45 day. He did come in the next day. We tried to expedite so they could have the carnival.

Templeton: As long as no one at the township will have a problem if we do it without the 45 days

Lohr: No – that would come from insurance company

Application was approved.

Lohr: Asked for fee waiver - \$500.

Devinney: Do we usually do that?

Lohr: yes. We do it for PTO also.

Devinney: If we provide security, do we pay?  
Parsons: We've volunteered. They have their own people too. They haven't had any problems.  
Fee waiver passed with Templeton voting against

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Correspondence:

Lohr:

1. DOT Centers of Place
2. DOT Local Bikeways

**MEETING OPEN TO THE PUBLIC FOR COMMENT ON DISCUSSION ITEMS**

Resident of Buttonwood: Last carnival we needed to provide ambulance and fire. They haven't called us.

Lohr: He said they will call us if they need us.

Resident: By state law, we need to be there.

Lohr: Good point; we need to contact him regarding having onsite emergency services.

Fitzpatrick: Did they mention it to you, Chief?

Parsons: No

Fitzpatrick: Is it a state law?

Parsons: Don't know

Fitzpatrick: When we do our events, we just do it.

Resident: That doesn't mean there isn't a law. The last time they did it, we were there.

Corcoran: Parsons should discuss with Edgewater Park and leave it up to the chiefs's discretion.

Resident: It's hard to get the men especially during the day time and it is a whole week.

Resident of McCay Way: More than an 8 x 10 tent, a fee is required. This came up at Newton's Landing.

Lohr: Asked Shaeffer – only if over 900 sq. ft.

Resident: Randy Johnson said it was something new

Lohr: Good point.

Same resident of McCay Way: Rain – problems in basement. Water up over the bushes. Creek is down 4 ft. Basin doesn't seem to be emptying. Doesn't belong to Newton's Landing – part of tri-party agreement. When we call Pulte, we get nothing. It's a safety issue. Tomorrow, Delaware is supposed to crest. Pulte hasn't been diligent about cleaning out trash,; I've tried and so has our president. Putting this on the record so that they can be notified.

Ouelette: Creek side or basin side?

Resident: Basin side – it's called a trash rack.

Resident of Shipp's Way: In previous town, permits from that township for events included electrical, fire, trash, and they paid the police/fire at overtime rate. Township wouldn't have to pick up the costs.

Lohr: They will have two 30 yd. dumpsters

Fitzpatrick: This application – are they our codes?

Lohr: Yes

Fitzpatrick: So our code provides for certain items and they are in the application that has been completed.

Resident of Shipp's Way: Sidewalks that were presented last meeting. Pulte won't do anything. Perry came out and said it was not his problem.

Fitzpatrick: What about your property warranty? Do you have a copy of the warranty?

Resident: Will get it printed out.

Fitzpatrick: Get a copy of the warranty to us.

Resident of McCay: Sidewalks are still in the bond for sections 1, 2, and 3. Birdsall came out and found 45 homes with minor problems 9/5/05. Still issues coming forth and still on the bond. Does it go to maintenance?

Fitzpatrick: Haven't seen this punchlist.

Resident: Not a warranty issue – a bond issue.

Templeton: Was it on the punchlist before?

Fitzpatrick: Seems like a warranty item to me.

Corcoran: Legal definition of acceptable is the township engineer. Can't insert yourself in the middle. It wasn't on the primary punchlist which we all agreed to, it would be on maintenance.

Resident: Could it be put on the bond?

Corcoran: Uniqueness of the construction time here, homeowners who bought earlier are already in the period in which they would already be in maintenance.

Resident of Shipp's Way: Pulte is saying they aren't doing any more concrete.

Corcoran: We have the [bond] money. We will have the discussion when we meet with Kathy or Walt.

Resident of Wolverton Place: Are there delinquent taxpayers that we should be aware of?

Corcoran: We closely monitor that as year progresses. It's more important as we go through each quarter – on Dec. 31 it has a horrific consequence for taxpayers. At the end of the third quarter we go through each of them and tax office and I get personally involved.

Resident: Hearing a rumor that schooltax isn't going up. Town tax is going up. Previous budgets that passed weren't correct and are being passed through again. What is the recourse of the taxpayers on the professionals that are advising you? Who can we sue?

Corcoran: Recommendations come from professionals to Township Committee and from the departments to me. Ultimately, Township Committee determines use of reserves, tax rate, reduction in service or personnel. Just because tax goes up, doesn't mean that someone made a mistake. We did miss a tax collection issue a few years back and I take responsibility for that.

Township is in the worst possible position. Growing rapidly. Residential properties consume more than they contribute. You get a lot for your dollar from the municipality. We have added no new people. The decision is what do we cut. Township residents will find them a bitter pill. Growth can be seen in the future. You can forecast when Delanco will be built out, so you can't count on significant increases in your reserves each year. You want to point fingers. Maybe we shouldn't have had a much development. Maybe we should have more open space. Developments are in the pipeline for the next 5 years.

Public Works hasn't asked for anyone. They have asked for another 20 hours for a part timer for more brush, leaves, snow, etc.

Resident: We're moving to Peoria, AZ. They assess each new development an extra tax to cover those costs.

Corcoran: It's the state we live in. The cost forced on municipalities are just unbelievable – security devices, storm water alone \$25,000-30,000 – state gave us \$6,000

Resident: State is placing burden back on town. Previous years budgets not properly funded and are being passed through to new budgets; that has to stop. If there are items that have slipped through the cracks or were funded and weren't approved, we should know about it.

Corcoran: That's true – 2006 – auditor found \$10,000 for a road project that wasn't funded in 2005. That had to be paid in 2006. Legally you can't do a budget like that. We can transfer in the 4<sup>th</sup> quarter. Township Committee demanded that we underperform against the budget.

Resident: I don't want to see an increase in property taxes.

Corcoran: I have properties elsewhere – in New Hampshire, there are no taxes. They have it all over NJ in simplification and common sense.

Resident: People in Newton's Landing are happy to help in budget matters.

Corcoran: You could come up with a list of services that you could live with having eliminated.

Resident: We should hear your offer first.

Fitzpatrick: You will hear it when we have the opportunity to go over the budget. Each committee member has an opportunity between now and the 9<sup>th</sup> to go over the budget. We can't cut contract or state benefits. We can cut services. Debt service is already there. State constantly increases benefits – ours went up 20%. No control over gas and electric.

Resident: Community members have fresh eyes and ideas that may or may not work.

Resident of Shippo Way: It's about cutting people and services. You may look at charging people for services. Example – tree cutting or curbs. It's a hard adjustment. You want to be able to keep small town life and make a budget. When businesses cut people, they go out of business. You need to look at special interest charging. You're asking everyone to pay. In Newton's Landing you haven't been doing our snow removal. That money for those services should have been used to help you. The answer isn't to cut, it's to charge for services.

Resident of Shippo Way: Read that a developer sued a municipality – first \$100,000 had to be picked up by the developer. If developer sues, they could pick up the first \$100,000.

Corcoran: State courts have taken dim view of fees charged by planning boards. Ex. % of street improvements charged to developer. Not true in redevelopment – require what you want – could be ambulance or fire truck.

I like the suggestion. Trees take an enormous amount of resources.

For every dollar you take out of 2007, you almost have to take out 2 because it's almost April. We are looking for ways to introduce ways of making us less labor-intensive.

Outsourcing? Five-year plan? Personally, I'm ready to get out of the tree business – liability nightmare. Fee for picking up metal goods?

Resident: Moratorium on new building?

Fitzpatrick: Through sewage. Isn't Hovnanian the last that can be accommodated?

Hinkle: Anything new would be a problem.

Corcoran: I'd like to correct my statement about residential properties consuming more than they contribute– doesn't necessarily include an over 55 community. Township has done a great job of attracting ratables.

Resident of Union: Not sure about 4% state cap.

Corcoran: Next year. Municipal will stand on its own.

Fitzpatrick: They were all going to be on the same day.

Corcoran: Not now. Cost of the township - \$35,000 for an election. We would pay the same if we had it all at once.

Fitzpatrick: 90 people go out for fire. School has 180. Town has 1000. If they did it all on one day, it would be fair to each taxpayer.

Resident: Will there be a resolution to combine it all?

Corcoran: Behind the scenes. They pulled the plug on it. Amazes me that there is more conversation about the 20 cents, but no one talks about the 80 cents. Big dollars to school and county.

Resident: Moving streetlight from at 2<sup>nd</sup> and Union. John said he would look into it.

Light is in the trees from southwest corner to northwest corner on a diagonal.

Corcoran: All I need is the number off the pole.

Devinney: I can email the number

Resident of Buttonwood: Fire company bought two trucks due to increase in size of town. Increase only a half a percent. School has raised and raised. I have nothing against the schools. I know we have to have education. One fireman gets paid a dollar. We all volunteer.

Fitzpatrick: I don't think there should be any more than one election a year. Fire company can carry over funds. Township cannot carry funds over. I didn't mean any offense against the fire company.

Resident: We do it because we want to do it. We pay our own way to fire schools and training.

Resident of McCay Way: Lot of trees in Newton's Landing. Safety issue (letter was sent). Pulte didn't trim when the planted. Shade tree sent a letter that trees need to be umbrellaed. Developer should do this before it passes to township.

Lohr: Haven't received the letter.

Resident: You will

## **MEETING CLOSED TO THE PUBLIC**

### **COMMENTS – TOWNSHIP ADMINISTRATOR**

Wants to hold his comments to next meeting in favor of reading the following.

At Township Committee and residents request summary of application received for the Mansion. Will be posted online.

1. MEND nursing home – adult day care w/ addition 1.5 lump sum PILOT 100% Physician
  2. Wang and Young – nursing and primary residence – withdrawn for residences 17 – demolition of carriage house \$ (missed most of money, but there was \$1million at closing) PILOT requested. no experience
  3. Phillips – B&B – Town Inn \$700,000. Attorney w/ hotel experience
  4. SJP – nonprofit – no bid – full PILOT exemption
  5. Conference center – wedding receptions, \$7 offer
- No effort was spared. Township Committee met with each and that's how they decided.

Hinkle: Two houses for \$1 million each and cabanas for public restrooms on river lot.  
Corcoran: This applicant was in public office. When asked about finances, he said it was none of our business and he had the money. This list was prepared by Doug. It was his opinion it was time to get it out. Not released previously due to negotiations.

#### **COMMENTS - DEPARTMENT HEADS**

#### **COMMENTS - TOWNSHIP COMMITTEE**

Fitzpatrick:

- Rec meeting – is Township Committee marching in parade this year? (yes)
- Riverside – are we marching there? (no)
- Dinner for DeSanto is 26<sup>th</sup>.

Templeton:

- Met with Goffredo on code enforcement – Phil will have full report at next meeting
- Senior Citizens – great group of people. Luncheon to be held at the Cove.

Hinkle:

- Clarify costs of curbs – we pay for our own
- Sewage audit complete and OK – first bills for low-income qualified seniors – positive feedback.
- Shade Tree – Arbor Day upcoming – everyone should plant a tree.

Ouelette:

- Appoint two members of Township Committee to subcommittee to meet on Fair Share on Coopertown Rd project – Templeton and Devinney.

Hinkle: Put out some dates. Would like Shirlann and Steve Corcoran at that meeting.  
Motion passed unanimously to appoint Devinney and Templeton

Devinney:

- Trees on Phase I on streetscape look nice

Fitzpatrick: Question regarding grants – we don't have the same grant application process. Are you looking into grants?

Devinney: Yes

Hinkle: Steve, did we apply for [missed the name of this grant]?

Corcoran: Yes

Ouelette: Tax assessor had a heart attack last week.

Corcoran: Will call tomorrow. Surgery – quadruple bypass. We will look into getting the job temporarily filled.

Ouelette: attended Mayors Conference in Atlantic City – networked.

-attended Trenton National Armory pancake breakfast.

-Thanked all for coming out to share ideas.

*Notes submitted by Maureen Barrett*